

## CHICAGO PLAN COMMISSION

121 North LaSalle Street  
10:00 A.M.  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall / Virtually  
Chicago, Illinois 60602  
January 21, 2021

### DRAFT MINUTES

#### PRESENT

Gia Biagi\*  
Andre Brumfield\*  
Walter Burnett\*  
Teresa Córdova (Chair)\*  
Maurice Cox\*  
Laura Flores\*  
Raul Garza\*  
Fran Grossman  
Mike Kelly\*  
Sarah Lyons\*  
Deborah Moore\*  
Patrick Murphey  
Marisa Novara\*  
Guacolda Reyes\*  
Linda Searl\*  
Smita Shah (Vice Chair)\*  
Tom Tunney\*  
Gilbert Villegas\*

#### ABSENT

Honorable Lori E Lightfoot, Mayor  
Harry Osterman  
Nicholas Sposato  
Scott Waguespack

1. The Chairman called the January 21, 2021 regular hearing of the Chicago Plan Commission to order at 10:00 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with fourteen members present (\*). The public hearing was audio recorded and live streamed. A transcript will be available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record.
2. A motion by Smita Shah, seconded by Sarah Lyons, to approve the Minutes of the December 17, 2020 Regular Hearing of the Chicago Plan Commission, this was approved by a 16-0-0 vote.
3. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
  1. A motion by Smita Shah, seconded by Raul Garza, to approve the following six matters (1 and 2 under the Acquisition heading, 1 and 2 under the Negotiated Sale heading, and 1 and 2 under the ANLAP heading), pursuant to the Inter-Agency Planning Referral Act, was approved by a 16-0 vote:

**DISPOSITION:**

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 1836 South Prairie Avenue to Chicago Title Land Trust Co (as successor trustee to Lakeside Bank Trust 10-2023), and Cement 3 LLC. (21-004-21; 3rd Ward).
2. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 5108 and 5062 West Lake Street to VH Masonry (21-005-21; 28th Ward).

**NEGOTIATED SALE:**

1. A resolution recommending a proposed ordinance authorizing a negotiated sale of city owned land, generally located at 1253 South Karlov Avenue to Kinia D. Bell (21-001-21; 24th Ward).
2. A resolution recommending a proposed ordinance authorizing a negotiated sale of city owned land, generally located at 2152 West Adams Street to Saad Jawdi (21-003-21; 27th Ward)

**ANLAP:**

1. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program (ANLAP) of city owned land, generally located at 5428 South Princeton Avenue to Hattie L. Cain Fulton (21-002-21; 3rd Ward).
  2. A resolution recommending a proposed ordinance authorizing an Adjacent Neighbors Land Acquisition Program (ANLAP) of city owned land, generally located at 2943 West Fulton Street to Dwight Lee (21-002-21; 27th Ward).
4. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:
1. A motion by Deborah Moore, seconded by Smita Shah, to approved a proposed planned development, submitted by 43 Green JV, LLC, for the property generally located at 319-331 East 43rd Street and 4300-4318 South Calumet Avenue was approved by a vote of 15-0-0. The site is currently zoned RM-5 (Residential Multi-Unit District). The applicant is proposing to rezone the site to B2-3 (Neighborhood Mixed-Use District) and then to a Planned Development. The applicant proposes the construction of a ten-story mixed use project with 99 residential units, 25 parking spaces and approximately 5,300 sf of ground floor commercial space. (20541; 3rd Ward)
  2. A motion by Guacolda Reyes, seconded by Smita Shah, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by the

Chicago History Museum, for the property generally located at 1601 N. Clark Street was approved by a vote of 11-0-1 (Kelly Recused). The property is zoned POS-1 and is within the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to renovate the grounds surrounding the museum building with an outdoor exhibit trail as well as sub-grade roof repairs. No changes to the footprint, square footage, or façade of the building are proposed. (LF #748, 43rd Ward)

3. A motion by Maurice Cox, seconded by Linda Searl, to approve a proposed planned development, submitted by MRR 311 N. Sangamon, LLC, for the property generally located at 311-315 N. Sangamon St./901-25 W. Wayman St./310-314 N. Peoria St. was approved by a vote of 11-0-2 (Burnett and Lyons Recused). The applicant proposes to rezone the property from C1-1 (Neighborhood Commercial District) and DX-3 (Downtown Mixed-Use District) to a unified DX-5 (Downtown Mixed-Use District) prior to establishing a Business Planned Development. The applicant will preserve the existing four-story building located at 310 N. Peoria, and add a partial fifth-story addition as part of this proposed development. The Applicant proposes to demolish the building located at 311 N. Sangamon and construct a new building. The combined buildings will contain approximately 6,000 square feet of first floor commercial space, office space on the upper floors, and a 296-key hotel. There are zero parking spaces, and the maximum height of the new building is 149 feet, 4 inches. (20543; 27th Ward)
4. A motion by Smita Shah, seconded by Maurice Cox, to approve a proposed planned development, submitted by 1357 Property Owner LLC, for the property generally located at 1357 North Elston Avenue was approved by a vote of 13-0-1 (Burnett Recused). The applicant is proposing to rezone the property from M3-3 (Heavy Industry District) to C3-3 (Commercial Manufacturing and Employment District) and then to a Waterway Business Planned Development. The applicant proposes the planned development to allow for the conversion of the site to a commercial development containing office, eating and drinking establishments, venue space and other commercial uses. The site will have 17 on-site vehicular parking stalls. Additionally, the applicant has signed a letter of intent to landmark the site in the future. (20227; 27th Ward)
5. A motion by Tom Tunney, seconded by Smita Shah, to approve a proposed planned development, submitted by Chicago Transit Authority, for the property generally located at 255 East 63rd Street was approved by a vote of 12-0-0. The site is currently zoned M1-2 (Limited Manufacturing/Business Park District) and B3-3 (Community Shopping District). The applicant is proposing to rezone the site to M2-1 (Light Industry District) and then to a Planned Development. The applicant proposes the construction of a 43 foot tall, 61,240 square foot maintenance facility for non-revenue track vehicles. (20403; 20th Ward)

#### Chairman's Update

1. DPD staff (Deputy Commissioner Kathleen Dickhut and Jamie Osborne) provided a brief update and power point presentation on TDL Planning Initiatives and Industrial Corridor Framework Plans.

#### Adjournment

A motion by Guacolda Reyes, and with a second by Linda Searl, to adjourn the January 21, 2021 Regular Hearing of the Chicago Plan Commission at 2:26 PM, was approved by a 11-0-0 vote.